

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**HISTORIC REVIEW BOARD
NOVEMBER 12, 2019
5:30 PM**

On this 12th day of November 2019 the Historic Review Board convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

PRESENT: LARRY JACKSON
SHARON JOSEPH
RICHARD LAUGHLIN
MIKE PENICK
BARRY KAISER
BRAD BERTRAND
DAVID BULLION
JESSICA DAVIS arrived at 5:36 PM

ABSENT KAREN OESTREICH
ERIC PARKER

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

Sharon Joseph called the meeting to order at 5:30 PM.

MINUTES

Larry Jackson stated he voted in opposition to the motion on application 19-115. Sharon Joseph stated on page 4 of the minutes Richard Laughlin's name was misspelled. It was also noted that application #19-123 was approved with the stipulation that the door not be moved. Minutes approved as amended.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, passed out a list of Administrative COA's issued in the past month. Anna also discussed the Preservation Grant applications that have been received and reviewed. Funds have been awarded for two projects so current fiscal year.

PUBLIC COMMENT

No public comments.

CONSENT AGENDA

Application #19-139 – 108 W. Creek – Mustard Design – Addition to Main House and Guest house.

Application #19-138- 418 W. Plum St – Mustard Design – Rear addition to Main House and Side Addition to Guest House.

Application #19-137 – 301 E. Main – Julia Grossman – Patio Enclosure with New Garage Doors.

Brad Bertrand recused himself from Applications 19-139 & 19-138.

All voted in approval and the motion carried.

INDIVIDUAL CONSIDERATION

Application #19-56- 418 W. Austin – Robert Zamora – STR Unit.

Anna Hudson, Historic Preservation Officer, stated the applicant is providing more information previously requested of the HRB to make a decision regarding new construction at the rear of the property. Requesting approval of the 2 story unit (H6) in lieu of previously approved 1 story unit based on information regarding neighboring property.

Staff recommendation:

The remainder of the project was approved with other two story units approved. The applicant has provided more information regarding the neighboring property that will have the greatest impact from the new construction. The neighboring property is also an STR built near the rear property line. Staff recommends approval of unit H6 as a two story as previously presented.

Robert Zamora presented the application.

Larry Jackson made a motion to approve application #19-56 as presented. Seconded by Mike Penick. Mike Penick, Jessica Davis, and Larry Jackson voted in favor. Sharon Joseph, Richard Laughlin, Brad Bertrand and David Bullion voted in opposition. The motion failed.

Application #19-132- 412 W. Creek – Craig Enderlin – Replace Front Siding, Enclose Garage, Replace Windows and door.

Jessica Davis recused herself and left the table.

Anna Hudson stated the applicant is requesting approval to convert the garage to living quarters and change garage door to siding to match rest of front of house and replace asbestos siding on front of house with 8 ¼” horizontal cement lap siding with 7” reveal. Replace all aluminum windows with vinyl windows and replace 2 exterior doors as well as expand drive to allow parking for 2 cars.

Staff findings and recommendation:

The house was given a low rating in the 2002 survey. It appears to have mostly original features

including siding and windows and could be described as minimal traditional.

Enclosing small garages is a common request since the garage size does not fit modern vehicles. Staff recommends conversion of the garage to living space with the stipulation that the siding is offset in a way to mark the original location of the garage. Damaged asbestos siding should be replaced with a material in dimensions as close to the original size as possible. The proposed replacement is appropriate.

Staff recommends approval of the window replacement with the stipulation that aluminum replacement windows be used instead of vinyl. The original muntin pattern should be replicated or at least the new windows should have a similar pattern as the horizontal lines of the original windows line up with the horizontal lines of the asbestos shingles. Replacement doors should be similar in style and material as original. The current front doors does not appear to be original and can be replaced.

Conversion of single family homes to STRs is putting pressure to convert more lawn to parking. Parking should be screened and placed to the side or rear of the house. This recommendation is in keeping with Parking Guidelines in the FBG Design Guidelines.

Mrs. Enderlin presented the application, she was concerned about the egress of the windows. The driveway with egress to the side of the house, provide parking at the back of property.

Mr. Enderlin asked for clarification on the conversion of the garage. He asked about the siding being offset to show a change. Anna explained demarcation.

Brad suggests to approve the application as presented. He does not believe the Garage door needs to be offset or a demarcation provided.

Richard Laughlin made a motion to approve Application #19-132 as presented with horizontal muntins in the windows, windows be aluminum material. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application #19-133- 610 W. Travis – Ashley Nardiello – Enclose Garage, Replace Windows, Alterations to Rear Structure.

Jessica Davis returned to the table as a voting member.

Anna Hudson stated the applicant is requesting approval to convert the garage to living quarters and change garage door to translucent panel and metal door and paint brick and asbestos siding white. Replace all aluminum windows with black vinyl windows and replace exterior doors.

The applicant would also like to relocate drive way, replace roof with new dark grey shingles, replace front porch posts and demolish outbuilding and replace with Bungalow style cottage

Staff findings and recommendation:

Enclosing small garages is a common request since the garage size does not fit modern vehicles. Staff recommends conversion of the garage to living space. Previously unpainted brick should not be painted. Bricks need to “breathe”. Staff does not recommend approval based on FBG Design Guidelines for treatment of masonry and NPS Preservation Brief on masonry. Staff recommends approval of the window replacement with the stipulation that aluminum replacement windows be used instead of vinyl. The original muntin pattern should be replicated or at least the new windows should have a similar pattern as the horizontal lines of the original windows line up with the horizontal lines of the asbestos shingles. This recommendation is in keeping with FBG Design Guidelines and SOI Standards.

Replacement doors should be similar in style and material as original. The current front doors appears to be original should be repair or replaced in kind. This recommendation is in keeping with FBG Design Guidelines for doors and SOI Standards 2 and 6. Conversion of single family homes to STRs is putting pressure to convert more lawn to parking. Parking should be screened and placed to the side or rear of the house. This recommendation is in keeping with Parking Guidelines in the FBG Design Guidelines.

The roof is currently shingle and the proposed change in color will not impact the integrity of the structure. Staff recommends approval as submitted. The existing front porch posts appear to be original and should be repaired rather than replaced. This recommendation is in keeping with SOI Standards 2 and 6. The existing guest house has the same rating as the front house unless it can be proven that it not of the same vintage as the main house. Staff recommends the existing guest house be renovated with an addition in lieu of demolition and replacement. This recommendation is in keeping with FBG Historic Preservation Ordinance for demolition.

Ashley Nardiello presented the application. She would like to demolish the guesthouse and not attempt to remodel or provide an addition.

David Bullion asked if the guesthouse has the same rating as the main house. Anna said that is correct. David stated the Medium rating does not allow for demolition. The applicant could request a rerating of the building.

Motion to approve Application 19-133 per staff findings for items 1-8. Seconded by Richard Laughlin. All voted in favor and the motion carried.

Application #19-136 – 616 E. Main – City of Fredericksburg – Recommendation on Landmark Designation.

Mike Penick recused himself and left the table.

Anna Hudson stated The City of Fredericksburg is requesting a recommendation to City Council to designate the property as an individual landmark with a “high” rating.

A demolition permit has been submitted to the City triggering review by the HPO. Staff is currently conducting research including interviews with previous employees who worked at the station. Anna stated she would like to postpone action on this request as she would like to conduct more research.

James Chapman, legal counsel, presented the application. Mr. Chapman handed out a letter to HRB

members on behalf of his client. He stated he does not object to Staff's Recommendation to postpone action until she concludes her research.

Motion made by Barry Kaiser to postpone till the December meeting. Seconded by Larry Jackson. All voted in favor and the motion carried.

DISCUSSION ITEMS

Upcoming public meeting for Design Guidelines. Anna stated she will be speaking with the consultants regarding this meeting and she is targeting January 2020. The Board commented evening meetings work better for them.

Brad Bertrand commented that the Development process needed some work. The process with the City of Fredericksburg is fairly informal and a flow chart would be helpful.

Jessica Davis asked Staff what direction Council planned on taking regarding density and parking in the Historic District.

ADJOURN

With nothing further to come before the Board, Mike Penick moved to adjourn. Jessica Davis seconded the motion. All voted in favor and the meeting was adjourned at 6:31 p.m.

PASSED AND APPROVED this the 10th day of December 2019.


SHELBY COLLIER, COORDINATOR


SHARON JOSEPH, CHAIR
Larry Jackson
Acting Chair